

Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



PERMIT | FRAMINGHAM
plan • build • grow



2016 JUN - 3 A 9:37
Town Clerk Stamp

Planning Board Members:

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:
Amanda L. Loomis, ACP, Planning Board Administrator

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding the Applications of Stephen P. Starr, Starr Construction Inc.
for the Property located at
160 Edgell Road (156, 158, 160 Edgell Road), Framingham, MA**

On April 28, 2016, the Stephen P. Starr, Starr Construction Inc., filed with the Planning Board, and on April 28, 2016, the Planning Board filed with the Town Clerk, for a special permit for a common driveway, modification to a scenic way, and a public way access permit, to construct a common driveway for three house lots. The property is located at 160 Edgell Road (156, 158, 160 Edgell Road), zoned as Single Family Residential (R-3), and the Framingham Assessor's Parcel ID is 079-36-9390

After the notice of the public hearing was published in "The MetroWest Daily News" on May 3, 2016 and May 10, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A, the Planning Board opened the public hearing on May 19, 2016 at 6:30 pm in the Ablondi Room, Memorial Building, Framingham. A continued public hearing was held on June 2, 2016.

On June 2, 2016 the Planning Board **APPROVED** the applications a special permit for a common driveway, modification to a scenic way, and a public way access permit for the properties located at 160 Edgell Road (156, 158, and 160 Edgell Road) and a **DECISION** was filed in the office of the Town Clerk on June 3, 2016.

Christine Long, Chair

FRAMINGHAM PLANNING BOARD

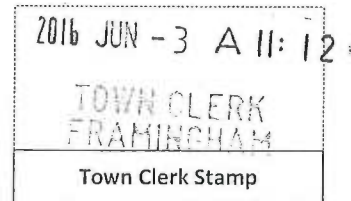
Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



PERMIT | FRAMINGHAM
plan • build • grow



Planning Board Members:

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:

Amanda L. Loomis, AICP, Planning Board Administrator

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding the Applications of Stephen P. Starr, Starr Construction Inc.
for the Property located at
160 Edgell Road (156, 158, 160 Edgell Road), Framingham, MA**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that in the applications of Stephen P. Starr, Starr Construction, Inc. for a special permit for a common driveway, modification to a scenic way, and a public way access permit, to construct a common driveway for three house lots. The property is located at 160 Edgell Road (156, 158, and 160 Edgell Road). The opening public hearing was held on May 19, 2016, notice of the opening public hearing was published in "The MetroWest Daily News" on May 3, 2016 and May 10, 2016. The Planning Board APPROVED said application on June 2, 2016 and the decision was filed in the Office of the Town Clerk on June 3, 2016. For additional information please see the Planning Board's webpage at www.framinghamma.gov.

Christine Long, Chair

FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

Framingham Planning Board

Memorial Building ▪ Room 205 ▪ 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 ▪ planning.board@framinghamma.gov



PERMIT | FRAMINGHAM

plan ▪ build ▪ grow



Planning Board Members:

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

DECISION OF THE FRAMINGHAM PLANNING BOARD

FOR THE PROPERTY LOCATED AT 156, 158, AND 160 EDGELL ROAD

DECISION DATED JUNE 2, 2016

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 FRAMINGHAM ZONING BY-LAW

General Property Information

Property Address: 160 Edgell Road (156, 158, 160 Edgell Road)

Assessor's Information: 079-36-9390

Zoning District/Overlay District: Single Family Residential (R-3)

Application Information

Application(s) under the Framingham Zoning By-Law: Special Permit Common Driveway (Section IV.B.3.a.1 and IV.E)

Application(s) under the Framingham General By-Laws: Public Way Access Permit (Article VI, Section 8) and Scenic Roadway Modification Permit (Section VI, Section 10)

Date application(s) were filed with the Planning Board: April 28, 2016

Date application(s) were filed with the Town Clerk: April 28, 2016

Project Number: PB-010-16

General Project Contact Information

Applicant Name: Stephen P. Starr, Starr Construction, Inc.

Applicant Address: 550 Edgell Road, Framingham, MA 01701

Landowner Name: Starr Construction

Landowner Address: 550 Edgell Road, Framingham, MA 01701

Project Contact Name: Terrence Ryan, Applewood Survey, LLC

Engineer Name: Terrence Ryan, Applewood Survey, LLC

Engineer Company: Applewood Survey

Legal Ad & Public Hearing Information

MetroWest Daily News run dates of the Legal Ad: May 3, 2016 (14 days prior to 1st public hearing) and May 10, 2016

(7 days prior to 1st public hearing)

Date of abutter/7 Abutting municipality/parties of interest mailing: April 28, 2016

Date of opening public hearing: May 19, 2016 Date of continued public hearing: June 2, 2016

Applicant's Representatives in attendance at the Public Hearing(s): Steve Starr, Starr Construction Inc. and Terrence Ryan, Applewood Survey

Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Lewis Colten, Vice-Chair, Victor Ortiz, Clerk, Thomas Mahoney (absent on June 2, 2016), and Stephanie Mercandetti

Planning Board Approval Information

Date of Plans approved by the Planning Board: April 19, 2016, revised June 2, 2016

2016 JUN - 3 A 9:28
TOWN CLERK
FRAMINGHAM

Framingham Planning Board

Memorial Building ▪ Room 205 ▪ 150 Concord Street

Framingham, MA 01702-8373

(508) 532-5450 ▪ planning.board@framinghamma.gov



PERMIT | FRAMINGHAM

plan ▪ build ▪ grow



Planning Board Members:

Christine Long, Chair

Lewis Colten, Vice Chair

Victor Ortiz, Clerk

Thomas F. Mahoney

Stephanie Mercandetti

DECISION OF THE FRAMINGHAM PLANNING BOARD FOR THE PROPERTY LOCATED AT 156, 158, AND 160 EDGELL ROAD DECISION DATED JUNE 2, 2016

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 FRAMINGHAM ZONING BY-LAW

General Property Information

Property Address: 160 Edgell Road (156, 158, 160 Edgell Road)

Assessor's Information: 079-36-9390

Zoning District/Overlay District: Single Family Residential (R-3)

Application Information

Application(s) under the Framingham Zoning By-Law: Special Permit Common Driveway (Section IV.B.3.a.1 and IV.E)

Application(s) under the Framingham General By-Laws: Public Way Access Permit (Article VI, Section 8) and Scenic Roadway Modification Permit (Section VI, Section 10)

Date application(s) were filed with the Planning Board: April 28, 2016

Date application(s) were filed with the Town Clerk: April 28, 2016

Project Number: PB-010-16

General Project Contact Information

Applicant Name: Stephen P. Starr, Starr Construction, Inc.

Applicant Address: 550 Edgell Road, Framingham, MA 01701

Landowner Name: Starr Construction

Landowner Address: 550 Edgell Road, Framingham, MA 01701

Project Contact Name: Terrence Ryan, Applewood Survey, LLC

Engineer Name: Terrence Ryan, Applewood Survey, LLC

Engineer Company: Applewood Survey

Legal Ad & Public Hearing Information

MetroWest Daily News run dates of the Legal Ad: May 3, 2016 (14 days prior to 1st public hearing) and May 10, 2016

(7 days prior to 1st public hearing)

Date of abutter/7 Abutting municipality/parties of interest mailing: April 28, 2016

Date of opening public hearing: May 19, 2016 Date of continued public hearing: June 2, 2016

Applicant's Representatives in attendance at the Public Hearing(s): Steve Starr, Starr Construction Inc. and Terrence Ryan, Applewood Survey

Planning Board members in attendance at the public hearing(s): Christine Long, Chair, Lewis Colten, Vice-Chair, Victor Ortiz, Clerk, Thomas Mahoney (absent on June 2, 2016), and Stephanie Mercandetti

Planning Board Approval Information

Date of Plans approved by the Planning Board: April 19, 2016, revised June 2, 2016

PROJECT DESCRIPTION

The Applicant, has requested a special permit for a common driveway (Section IV.B.3.a.1 of the Framingham Zoning By-Law), a Public Way Access Permit (Article VI, Section 8 of the Framingham General By-Laws), and a Scenic Roadway Modification Permit (Article VI, Section 10 of the Framingham General By-Laws). The Project will include one curb cut on Edgell Road that will service one common driveway for three buildable lots. Edgell Road is classified as a scenic roadway. The property is predominately wooded with several areas of wetlands. A stone wall runs along the frontage of Edgell Road. The Applicant proposes to reuse stones removed from the stone wall to reconstruct several areas of the wall that have been damaged and/or missing.

HEARING

The Framingham Planning Board held a total of two public hearings during the review of the Project located at 160 Edgell Road, Framingham. Framingham Planning Board members present during the public hearings held for the Project were Christine Long, Chair, Lewis Colten, Vice-chair, Victor Ortiz, Clerk, Thomas Mahoney, and Stephanie Mercandetti. During the public hearings, the following individuals appeared on behalf of the Applicant: Steve Starr, Starr Construction Inc. and Terrence Ryan, Applewood Survey.

Summary of Meeting Minutes

Mr. Starr provided a brief overview of the ownership and location of the project. Mr. Ryan briefly presented the project, the site plan, and the request made by the Department of Public Works related to the lines of sight at the proposed driveway. Mr. Ryan stated that he measured the lines of sight and found that the line of sight looking toward the Town Centre measures at 397' and the line of sight looking towards Sudbury measures 311'.

The Planning Board provided the following comments related to the existing stonewall and trees, and the screening of the proposed residential dwelling units. The Planning Board requested clarification for the proposed access. Mr. Ryan stated that the Scenic Roadway Modification By-Law stated that common driveways along a scenic road could only be 14'. Mr. Ryan further stated that the Fire Department requested that the proposed common driveway be constructed at 18'.

The Planning Board arrived at this Decision based on the Framingham Zoning By-Law, Framingham General By-Laws, information submitted by the Applicant, comments from Town departments, boards, and officials, as well as from members of the public. Findings obtained from the application and public hearing process resulted in the modification of the respective approved conditions.

FINDINGS

Having reviewed the application filed by the Applicant, all applications, plans, supporting documentation, and reports filed by the Applicant and its representatives, and having considered the correspondence from Conservation Commission, Historical Commission, Department of Public Works, Department of Inspectional Services (Building & Wire), and Framingham Police Department within the Town of Framingham that have reviewed the Project, having considered testimony from members of the public, and having viewed the site, the Planning Board determines that the Application complies with all applicable provisions of the Framingham Zoning By-Law, including the requirements of Sections

IV.B.3.a.1 and VI.E of the Framingham Zoning By-Law related to Common Driveway, Article VI, Section 8 of the Public Way Access Permit, and Article VI, Section 10 of the Framingham General By-Laws related to Scenic Roadway Modification. Specifically, the Planning Board makes the following findings:

Common Driveway, Section IV.B.3.a.1 and IV.E. of the Framingham Zoning By-Law

The Framingham Zoning By-Law, Section IV.B.3.a.1 and IV.E. and the Scenic Roadway By-Law, Article VI, Section 10.6.2 Curb Cuts, encourages, where possible, the use of common or shared driveways. The construction of one curb cut helps maintain the scenic and rural character of Edgell Road, which is classified as a scenic roadway. The location of the curb cut allows for increased lines of sight, decreases the number of curb cuts, which in turn decreases the number of potential conflicts between vehicles, bicyclist, and pedestrians.

Based on the findings as shown in the submitted documentation and presented during the public hearing process it can be concluded that the Project is consistent with the Framingham Zoning By-Laws, which encourage applicants to construct and use common driveways for the purposes of public safety and to maintain the rural nature of a scenic way. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of Section IV.B.3.a.1. of the Framingham Zoning By-Laws.

Public Way Access Permit, Article VI, Section 8 of the Framingham General By-Laws

The May 16, 2016 letter from the Department of Public Works requested information relative to the lines of sight, locations and height of the driver's eye, and any hazardous objects. The Applicant provided a Sight Distance Plan, dated May 18, 2016.

The Framingham Zoning By-Law requires that projects be located a minimum of 100 feet away from an intersection. The project is located near the intersection of Edgell Road and Central Street. This portion of the Edgell Road is a heavily traveled roadway. The Applicant has located the driveway/curb cuts at the furthest point from the Edgell Road and Central Street intersection. The use of a common driveway decreases the number curb cuts and allows access for the three lots to be located at the furthest point for the purposes of public safety.

Based on the findings as shown in the submitted documentation and as presented during the public hearing process, it can be concluded that the proposed driveway to the Project does provide access to the three properties and that access is not illusory nor will a hazardous condition be created by its proposed placement. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of Article VI., Section 8 of the Framingham General By-Laws.

Scenic Roadway Modification, Article VI, Section 10 of the Framingham General By-Laws

Pursuant to Article VI, Section 10.6.2 of the Framingham General By-Laws a common driveway shall not exceed 14'. At the request of the Framingham Fire Department during the Technical Review Team meeting, the Applicant was requested to increase the proposed driveway from 14' as designed on the May April 19, 2016, 2016 site plan to 18' to allow for emergency vehicle access.

At the May 19, 2016 public hearing for the project, the Planning Board reviewed the request by the Fire Department to increase from with driveway width from the 14' as required by the Framingham General

By-Laws on a scenic way to 18' as requested by the Fire Department for emergency access and public safety.

Thomas Mahoney moved that the Planning Board waive the requirement to construct a 14' access on a defined Scenic Roadway and allow the Applicant to construct an 18' common driveway access as requested for fire access by the Fire Department. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

In accordance with Article VI, Section 10.6.3: Stone Wall Removal Limitations of the Framingham General By-Laws, stones from a stone wall shall not be disposed of or used for purposes other than to repair the remaining stone wall. The Framingham Historical Commission on May 3, 2016 requested that the stone wall be maintained as it exists and for the removed stones to be reused to fill in areas of the stone wall that have been damaged. The applicant has agreed to reuse the stones removed during the construction of the curb cut to reconstruct a portion of the stone wall in a similar manner as the existing stone wall had been constructed, pursuant to Section 10.6.3.e) of the Framingham General By-Laws.

Based on the findings as shown in the submitted documentation and presented during the public hearing process it can be concluded that the Project does provide safe access to the three properties through the use of the common driveway, which is being proposed to be constructed for the purpose of public safety. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of Article VI, Section 10 of the Framingham General By-Laws.

CONDITIONS OF APPROVAL

The Planning Board finds that the application, plans, and supporting documentation that has been submitted by the Applicant complies with all applicable provisions of the Framingham Zoning By-Law and the Framingham General By-Laws including the requirements of Sections IV.B.3.a.1 and VI.E of the Framingham Zoning By-Law related to Common Driveway, Article VI, Section 8 of the Framingham General By-Laws related to a Public Way Access Permit, and Article VI, Section 10 of the Framingham General By-Laws related to a Scenic Roadway Modification Permit. Accordingly, the Planning Board votes to approve the special permit for the common driveway, public way access permit, and the scenic roadway modification permit applications submitted, subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given not less than a 48-hour written notice. If activity on the Property ceases for longer than 30 days, not less than a 48-hour written notice shall be given to the Planning Board Office prior to restarting work.
3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.

4. A copy of this Decision shall be kept on the Property.
5. Prior to the issuance of any building permit, an electronic copy of the approved Site Plan shall be provided to the Planning Board Office for distribution to Town Departments, in order to be reviewed for compliance with this Decision. The Site Plan shall be revised, if necessary, to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons why the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations and directives of the Applicant and the Applicant's contractors.
8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit, after the required appeal period has lapsed in accordance with M.G.L., c. 40A Section 17. The Applicant shall submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. The provisions relative to the Project in this approval for a special permit for a common driveway, public way access permit, and scenic roadway modification shall lapse within 2 years from the date of this Decision, not including such time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the Framingham Zoning By-Laws, Framingham General By-Laws and/or the terms of this Decision related to the construction of the Project may result in revocation of provisions relative to the Project in the modification to a previously approved Decision for the special permit for a common driveway, public way access permit, and scenic roadway modification issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the By-law and/or the terms of this Decision. If the owner believes that no violation has occurred, a request may be made to the Planning Board, which will provide the owner an opportunity to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder related to the Project. At the expiration of the 30 day period and after a duly noticed public hearing including notice to the owner by first class mail, the Planning Board may revoke

the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it. Alternatively, the Planning Board may continue the public hearing or by a four-fifth vote extend the time period in which the violation may be corrected.

11. Prior to the issuance of the building permit, the Applicant shall provide all documents and information requested by the Planning Board or Planning Board Administrator demonstrating that the Applicant has complied with, or will comply with, all conditions of this approval.

Site Construction

12. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways caused by site construction.
13. Outside construction hours are limited to 7:00 AM - 5:30 PM Monday through Friday and 8:00 AM - 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.
14. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
15. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide no less than ten days' advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to Massachusetts Comprehensive Fire Code: 527 CMR 1.00 et seq.
 - a. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department.
 - b. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations.
 - c. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property.
16. The Developer's Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
17. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified by mail within 500' of the property. The Developer's Blasting Operator shall encourage the abutting properties within 500' of the property boundaries to have their homes inspected prior to the commencement of blasting and/or compaction. Such reports shall be provided to the Developer's Blasting Operator prior to the commencement of blasting.
18. The Applicant shall protect any vegetation which shall remain post-construction with temporary protective fencing or other measures prior to the start of construction.

Environment

19. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
20. The Applicant shall check all stormwater features prior to and at the end of each construction day. A multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
21. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.

Town Department/Committees/Boards Comment

22. The Applicant shall repair the stone wall with the stones removed for the construction of the curb cut. Such reconstruction of the stone wall shall be consistent with the construction of the original stone wall.
23. The Applicant shall comply with the Conservation Commission letter of comment, Subject: 160 Edgell Road – Conservation Review, dated May 19, 2016.
24. The Applicant shall comply with the Department of Public Works letters of comments, dated May 23, 2016, May 16, 2016, and May 31, 2016

WAVIERS

At the May 19, 2016 public hearing for the project, the Planning Board reviewed the request by the Fire Department to increase from with driveway width from the 14' as required by the Framingham General By-Laws on a scenic way to 18' as requested by the Fire Department for emergency access and public safety.

Thomas Mahoney moved that the Planning Board waive the requirement to construct a 14' access on a defined Scenic Roadway and allow the Applicant to construct an 18' common driveway access as requested for fire access by the Fire Department. Victor Ortiz seconded the motion. The Planning Board voted in favor of the motion 5-0-0. MOTION PASSED

VOTES

The vote was four in favor, zero opposed, and zero in abstention to allow the Applicant, Stephen P. Starr, Starr Construction, Inc. to construct a common driveway to access three lots, for the property located at 160 Edgell Road, zoned Single Family Residential (R-3).

Special Permit Common Driveway

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Stephanie Mercandetti.....yes

The vote was four in favor, zero opposed, and zero in abstention to allow the Applicant, Stephen P. Starr, Starr Construction, Inc. to construct a curb cut on a scenic roadway for the purposes to construct a common driveway to access three lots, for the property located at 160 Edgell Road, zoned Single Family Residential (R-3).

Public Way Access Permit

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Stephanie Mercandetti.....yes

The vote was four in favor, zero opposed, and zero in abstention to allow the Applicant, Stephen P. Starr, Starr Construction, Inc. to modify a scenic roadway for the purposes to construct a common driveway to access three lots, for the property located at 160 Edgell Road, zoned Single Family Residential (R-3).

Scenic Roadway Modification

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Stephanie Mercandetti.....yes

By: _____

Christine Long, Chair, Framingham Planning Board

Date of Signature: _____

Exhibits

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports as required by the Framingham Zoning By-Law and Framingham General By-Laws. During the public hearing process the Applicant and its professional consultants submitted revisions to plans in response to requests by the Planning Board and various Town Departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form A – Application Cover Letter, Property Address: 160 Edgell Road, stamped with the Town Clerk on April 28, 2016, Project Number: PB-010-16
2. Form F – Public Way Access Permit Application, Property Address: 156, 158, and 160 Edgell Road, stamped with the Town Clerk on April 28, 2016, Project Number: PB-010-16
3. Form I – Scenic Roadway Modification Application, Property Address: 156, 158, and 160 Edgell Road, stamped with the Town Clerk on April 28, 2016, Project Number: PB-010-16
4. Form L – Special Permit Application, Property Address: 156, 158, and 160 Edgell Road, stamped with the Town Clerk on April 28, 2016, Project Number: PB-010-16
5. Proposed Site Plan for 156, 158, and 160 Edgell Road, Framingham, MA, prepared for Starr Construction, Inc., prepared by Applewood Survey, LLC, dated April 19, 2016, revised on June 2, 2016
6. Site photos, dated April 20, 2016
7. Sight Distance Plan for 156, 158, 160 Edgell Road, Framingham, MA, prepared for Starr Construction, Inc., prepared by Applewood Survey, LLC, dated May 18, 2016

The Planning Board received correspondence from various Town Departments that reviewed the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. Public Way Access Permit and Modification to a Scenic Way Permits Checklist for Application Submittal, 160 Edgell Road, dated April 28, 2016
2. Letter of comment from the Framingham Historical Commission, RE: Special Permit Common Driveway, Public Way Access Permit, Modification to a Scenic Roadway – 160 Edgell Road, dated May 3, 2016.
3. Letter of comment from the Framingham Department of Public Works, RE: Approval to Modify a Scenic Way & Public Way Access Permit – 160 Edgell Road, Framingham, dated May 16, 2016
4. Letter of comment from the Framingham Department of Public Works, RE: Approval to Modify a Scenic Way & Public Way Access Permit – 160 Edgell Road, Framingham, dated May 23, 2016
5. Letter of comment from the Framingham Conservation Commission, Subject: 160 Edgell Road – Conservation Review, dated May 19, 2016

6. Department of Inspectional Services (Building & Wire), correspondence received via ACCELA on May 13, 2016.
7. Framingham Police Department, correspondence received via ACCELA on April 29, 2016.
8. Letter of comment from the Department of Public Works, RE: Proposed Water and Sewer Connections - #156, 158 & 160 Edgell Road, Framingham, dated May 31, 2016